

**470 Stanningley Road
Leeds**



**3 Bedroom House - Terraced
£155,000**

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470 Stanningley Road, Bramley, Leeds, West Yorkshire, LS13 3HZ

GROUND FLOOR:

Entrance Vestibule:

Access via a part glazed front entrance door, stairs rising to the first floor

Living Room:



Double glazed bay window, gas fire, central heating radiator, television point

Fitted Dining / Breakfast Kitchen:



Double glazed window, external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, laminated flooring, central heating radiator, space for a breakfast table & chairs, large pantry / storage room

FIRST FLOOR:

Landing:

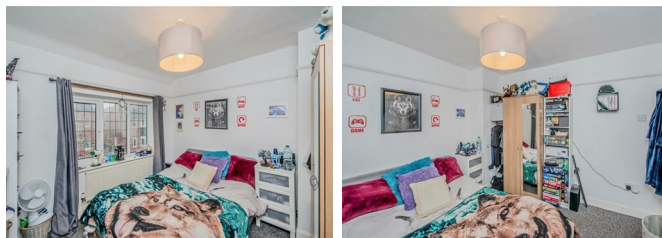
Access to the first floor accommodation and to the loft space

Bedroom One:



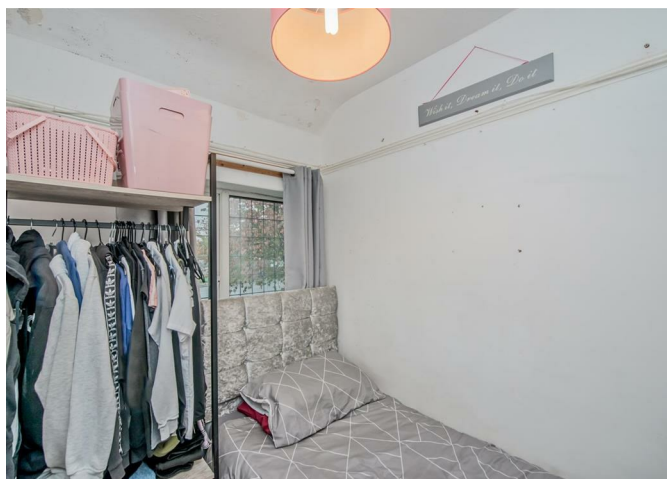
Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, wall mounted electric heater

Bathroom / WC:



Double glazed window, a white suite comprising of a bath, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:




To the front there is an enclosed garden which is mainly paved. To the rear there is an enclosed yard area.

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8300-7628-6000-3040-0292>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Ground Floor



First Floor

